

REPORT TO COUNCIL



Date: February 6, 2023

To: Council

From: City Manager

Department: Development Planning Department

Application: Z21-0098 **Owner:** Neelam Kumari Khuttan

Address: 1065 Hoover Road **Applicant:** NAI Commercial Okanagan Ltd.
– Tony Parmar

Subject: Rezoning Application

Existing OCP Designation: S-RES – Suburban Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU4 – Duplex Housing

1.0 Recommendation

THAT Rezoning Application No. Z21-0098 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 1 Section 26 Township 26 ODYD Plan 19427, located at 1065 Hoover Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated February 6, 2023.

2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU4 – Duplex Housing zone to facilitate the development of a second dwelling.

3.0 Development Planning

Staff support the proposed rezoning to facilitate the development of a second dwelling on the subject property. The proposal aligns with the OCP Future Land Use designation of S-RES – Suburban Residential. Suburban Residential lands are intended to accommodate most of the City's single and two dwelling residential growth. The proposal conforms to OCP Policy encouraging ground-oriented housing. The applicant has registered a road reserve covenant on the title of the subject property securing a 3 m wide

walkway connection to Felix Road that is identified in the OCP on the northern edge of the property which would be constructed at such a time as the neighbouring property to the east is redeveloped.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RU₁ – Large Lot Housing zone to the RU₄ – Duplex Housing zone will facilitate the development of a second dwelling on the northern portion of the subject property which is currently vacant. The parcel currently contains an existing single detached dwelling which is proposed to remain on site.

4.2 Site Context

The subject property is located on Hoover Road, north of McCurdy Road in Rutland. The surrounding area is designated S-RES – Suburban Residential and S-MU – Suburban Multi-Unit, and zoned RU₁ – Large Lot Housing, RU₄ – Duplex Housing, and MH₁ – Mobile Home and Camping. Pearson Elementary School is approximately 650 m to the southwest of the subject property. Transit stops and a small commercial development are approximately 550 m to the east at the intersection of Rutland Road and McCurdy Road.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	MH ₁ – Mobile Home and Camping	Mobile Home Park
East	RU ₁ – Large Lot Housing RU ₄ – Duplex Housing	Single Detached Housing Semi-Detached Housing
South	RU ₁ – Large Lot Housing	Single Detached Housing
West	RU ₁ – Large Lot Housing	Single Detached Housing

Subject Property Map: 1065 Hoover Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.1 Ground Oriented Housing	Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or transportation facilities. <i>The proposed development is ground-oriented housing in close proximity to a transit stop, a small commercial node, and a school.</i>

6.0 Technical Comments

6.1 Development Engineering Department

- See Attachment A

7.0 Application Chronology

Date of Application Received: September 23, 2021

Date Public Consultation Completed: January 11, 2023

Report prepared by: Mark Tanner, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments

Attachment A: Development Engineering Memo

Attachment B: Site Plan